

**Appendix IV Policies and objectives of the Meath County Development Plan 2007-2013  
with particular reference to the Tara Skryne Landscape <sup>1</sup>:**

Chapter	Strategic Policy/Section	Policies/Objective (Ref)
<b>Chapter 3 Economic Development</b>	Development at Motorway Interchanges	<ul style="list-style-type: none"> <li>To facilitate the provision of Motorway Service Stations at appropriate Interchange locations in the County subject to normal planning considerations and the undertakings of the National Roads Authority Policy Statement on the Provision of Service Areas and Rest Areas on Motorways and High Quality Dual Carriageways, with the exception of the Blundelstown Interchange having regard to the <b>exceptional value and sensitivity of the Landscape surrounding the Hill of Tara</b> (ED POL 18 )</li> </ul> <p>In selecting possible Motorway Interchanges that have the capacity to accommodate appropriate levels of development, consideration will be given to;</p> <p>Proximity of the Interchange to existing development growth centres and the primacy of the development growth centre. <b>It is not the intention of the Planning Authority to examine the development potential of Motorway Interchanges removed from development centres e.g. Blundelstown Interchange on the proposed M3. It is considered that such a pepper potting approach would be prejudicial to the proper planning and sustainable development of the County and adversely impact upon the viability, vitality and attractiveness of such centres.</b></p>
	Rural Enterprises	<ul style="list-style-type: none"> <li>To permit development proposals for industrial or business enterprises in the countryside only where, the proposed use has locational requirements that can only be accommodated in a rural location and this has been demonstrated to the satisfaction of the Planning Authority, the resultant development is of a size and scale which remains appropriate and which does not negatively impact on the character and amenity of the surrounding area; and the proposal demonstrates that it has taken into account traffic, public health, environmental and amenity considerations and is in accordance with the policies, requirements and guidance contained in this plan. In all instances, it should be demonstrated that the proposal would not generate traffic of a type and amount inappropriate for the character of the access roads or would require improvements which would affect the character of these roads.(ED POL 20)</li> </ul>
	Tourist Facilities and Infrastructure	<ul style="list-style-type: none"> <li>To promote the development of tourism in a sustainable manner and encourage the provision of a comprehensive range of tourism facilities, subject to location, siting and design criteria, the protection of environmentally sensitive areas and areas identified as sensitive landscapes and other planning considerations such as the Landscape Character Assessment (ED POL 47)</li> </ul>

<sup>1</sup> In general the following policies pertaining to heritage and landscapes may be relevant in the assessment of development proposals within the Tara Skryne Landscape Conservation Area. However depending on the specific nature of the application other policies may also be relevant.

		<ul style="list-style-type: none"> <li>• In the development of tourist facilities, regard will be had to the landscape's ability to accommodate such development. In this regard, reference may be made to the Landscape Character Assessment, Chapter 8 and Appendix VI. (ED POL 50)</li> <li>• To direct tourism-based development, where appropriate, into existing settlements where there is adequate infrastructure to service the development and where they can contribute to the maintenance of essential rural services (ED POL 53)</li> <li>• To ensure high standards of design and landscaping in all tourism related development, with consideration given to a proposals potential to impact on its surroundings in terms of scale and intensity and minimise associated visitor management issues. All tourism development should be designed for and take particular consideration of needs of the disabled and elderly (ED POL 55)</li> <li>• To work with Meath Tourism and other relevant bodies in facilitating the development and erection of standardised and branded signage for tourism facilities and tourist attractions. (ED POL 63)</li> </ul>
Chapter 4 Infrastructure	Energy Networks	<ul style="list-style-type: none"> <li>• To protect areas of recognised landscape importance and significant landscape views from construction of large scale visually intrusive energy transmission infrastructure. In such circumstances, it is an objective to seek alternative routing or transmission methods (INF POL 95 )</li> </ul>
	Telecommunications and Information Technology	<ul style="list-style-type: none"> <li>• To avoid the location of structures in fragile landscapes such as areas of Special Visual Quality or archaeological heritage, where views and/or prospects are to be preserved as indicated on the above maps, and in areas adjacent to national monuments, archaeological sites or listed buildings and other structures (INF POL 113)</li> </ul> <p>Where masts are located in areas of high amenity or landscapes of exceptional or high value, international or national importance and high sensitivity as indicated in the Landscape Characterisation Assessment in Chapter 8 &amp; Appendix VI, there shall be a presumption for a need to provide a 'Landscape Impact Report' to allow proper assessment of the visual impact of the structure on the area.</p>

Chapter 6 Rural Development	Proposed Tara Skryne Landscape Conservation Area is within a Rural Areas under Strong Urban Influence	<ul style="list-style-type: none"> <li>• To ensure that individual house developments in rural areas satisfy the housing requirements of persons who are an intrinsic part of the rural community in which they are proposed, subject to compliance with normal planning criteria (RD POL 18)</li> <li>• To facilitate the housing requirements of the rural community as identified while directing urban generated housing to areas zoned for new housing development in towns and villages in the area of the development plan (RD POL 19)</li> <li>• To protect areas falling within the greenbelt of urban centres in this Area Type from urban generated and unsightly ribbon development and to maintain the identity of the these urban centres (RD POL 20)</li> </ul> <p><b>Development Assessment Criteria</b></p> <p>The Planning Authority will also take into account the following matters in assessing individual proposals for one off rural housing within this area type:</p> <ul style="list-style-type: none"> <li>• The housing need background of the applicant(s) in terms of employment, strong social links to rural areas and immediate family as defined in “Persons who are an intrinsic part of the rural community”.</li> <li>• Local circumstances such as the degree to which the surrounding area has been developed and any tendencies in terms of it becoming overdeveloped;</li> <li>• The degree of existing development on the original landholding from which the site is taken including the extent to which previously permitted rural housing has been retained in family occupancy. Where there is a history of individual residential development on the landholding through the speculative sale of sites, permission may be refused;</li> <li>• The suitability of the site in terms of access, wastewater disposal and house location relative to other policies and objectives of this plan;</li> <li>• In the case of the first son or daughter of farmers applying on family lands, to encourage that such proposals facilitate clustered or grouped family type housing for subsequent members of the family set back into the landscape rather than scattered ribbon type development, and;</li> <li>• The degree to which the proposal might be considered infill development.</li> </ul>
	Agricultural Buildings	The provision of buildings to a design, materials specification and appearance and at locations which would be compatible with the protection of rural amenities. Particular sensitivity should be paid to developments therefore in sensitive landscapes as identified in the Landscape Character Assessment (Refer to Appendix VI);
	Extractive Industry and Building Materials Production	<p>To ensure that the extraction of minerals and aggregates minimise the detracting from the visual quality of the landscape (RD POL 15)</p> <p>To ensure that development for aggregates / mineral extraction, processing and associated concrete production does not significantly impact in the following areas:</p> <ol style="list-style-type: none"> <li>Existing &amp; Proposed Special Areas of Conservation (SACs);</li> <li>Special Protection Areas (SPAs);</li> <li>Proposed Natural Heritage Areas (pNHAs);</li> <li>Other areas of importance for the conservation of flora and fauna;</li> </ol>

		<p>v. Areas of significant archaeological potential;</p> <p>vi. In the vicinity of a recorded monument, and;</p> <p>vii. Sensitive landscapes (RD POL 17)</p>
Chapter 8 Cultural, Heritage and Landscape Protection	Heritage Plan	<ul style="list-style-type: none"> <li>To promote education, knowledge and pride in the natural heritage of the county (HER POL 2)</li> <li>To prepare and implement, in partnership with the County Meath Heritage Forum, relevant stakeholders and the community, a 5-Year County Heritage Plan, which will set out a range of actions to identify, protect, conserve, manage and interpret the heritage of County Meath (HER OBJ 2)</li> </ul>
	Habitats and Species Outside Designated Sites	<ul style="list-style-type: none"> <li>To recognise that nature conservation is not just confined to designated sites and to acknowledge the need to protect non-designated habitats and landscapes and to conserve the biological diversity of the County. The natural heritage of the County includes a variety of diverse habitats including lakes, rivers, streams, woodland, trees, hedgerows, stone walls, the coastline, estuaries and associated wildlife (HER POL 14)</li> <li>To conserve, protect and enhance where possible wildlife habitats such as rivers, streams, canals, lakes, and associated wetlands including reed-beds and swamps, ponds, springs, bogs, fens, trees, woodlands and scrub, hedgerows and other boundary types such as stone walls and ditches which occur outside of designated areas providing a network of habitats and corridors essential for wildlife to flourish. (HER POL 15)</li> </ul>
	Hedgerows	<ul style="list-style-type: none"> <li>To protect and conserve ecological networks and prevent loss and fragmentation of ecological corridors where possible (HER POL 23 )</li> <li>To promote the protection and preservation of existing hedgerows and to encourage planting of native hedgerow species of local provenance. (HER POL 24)</li> <li>To encourage the retention, where possible, of hedgerows and other distinctive boundary treatments in rural areas. Where removal of a hedgerow, stone wall or other distinctive boundary treatment is unavoidable, provision of the same type of boundary will be required of similar length set back within the site. This shall also relate to Road Improvements and Realignment carried out by the Local Authorities or other agents on their behalf. (HER POL 25)</li> <li>To restrict the cutting of hedges during the bird-nesting season (1st March until September 1st), except in certain legally defined circumstances, in accordance with the provisions of the Wildlife (Amendment) Act 2000) (HER POL 26)</li> <li>To recognise the archaeological importance of townland boundaries including hedgerows and promote their protection and retention (HER POL 27)</li> <li>To promote the environmentally sensitive management of hedgerows in the county in accordance with best practice guidelines issued by Teagasc and the Heritage Council (HER POL 28)</li> </ul>
	Heritage Parks and Gardens	<ul style="list-style-type: none"> <li>To discourage development that would lead to a loss of, or cause damage to, the character, the principal components of, or the setting of parks, gardens and demesnes of</li> </ul>

		special historic interest (HER POL 33)
	Rural Tourism	<ul style="list-style-type: none"> <li>• To promote, encourage and facilitate the development of the tourism industry through sustainable means, including the conservation, protection and enhancement of the built and natural heritage, the protection of sensitive landscapes, cultural and community environments in order to maximise upon the economic benefits arising from the industry (HER POL 36 )</li> </ul>
	Archaeological Heritage	<ul style="list-style-type: none"> <li>• To protect archaeological sites, monuments (including their setting), underwater archaeology, and objects within the jurisdiction of Meath County Council, including those that are listed in the Record of Monuments and Places or newly discovered sub-surface archaeological remains (HER POL 55)</li> <li>• To ensure that full consideration is given to the protection of archaeological heritage when undertaking, approving or authorising development in order to avoid unnecessary conflict between development and the protection of the archaeological heritage. (HER POL 56)</li> <li>• To ensure that all significant development proposals affecting sites specified in the Record of Monuments and Places or Zones of Archaeological Potential are referred to the Prescribed Bodies (as set out in the Planning and Development Act 2000) and to have regard to the advice and recommendations of the Prescribed Bodies in relation to undertaking, approving or authorising development. (HER POL 57)</li> <li>• To ensure that when an unrecorded archaeological object or site is discovered, any works that threaten the object or site are immediately suspended and that the appropriate Government agency is informed. (HER POL 58)</li> <li>• To protect important archaeological landscapes in co-operation with the appropriate Government agency. (HER POL 59)</li> <li>• To seek the preservation (in-situ, or at a minimum, preservation by record) of all sites and features of historical and archaeological interest. (HER POL 60)</li> <li>• To require the retention of surviving medieval plots and street patterns in the villages and towns of Meath and to record evidence of ancient boundaries, layouts etc in the course of development. (HER POL 61)</li> <li>• To protect historical burial grounds within Meath and encourage their maintenance in accordance with conservation principles. (HER POL 62)</li> <li>• To encourage and promote the appropriate management and enhancement of the County's archaeological heritage. (HER POL 63)</li> <li>• To protect the heritage of groups of important national monuments, inclusive of their contextual setting and interpretation, in the operation of development management. (HER POL 64)</li> <li>• <b>To employ the full extent of the statutory provisions of the Planning &amp; Development Act and Regulations and all other relevant legislation including the National Monuments Acts to ensure the sustained protection of landscapes of exceptional value and sensitivity and in particular to protect the rural character, setting, amenity and archaeological heritage of Brú na Bóinne and the Hill of Tara, and of the</b></li> </ul>

		<p><b>surrounding areas including the area in the vicinity of the proposed M3 Motorway and its related interchange in the townlands of Blundelstown and Casteltown Tara (HER POL 65)</b></p>
Architectural Heritage – Record of Protected Structures		<ul style="list-style-type: none"> <li>• To preserve, protect and enhance the architectural heritage of Meath. (HER POL 68)</li> <li>• To seek the protection of all structures (or, where appropriate, parts of structures) within the county which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, which are included in the Record of Protected Structures (HER POL 69)</li> <li>• To encourage the sympathetic retention, reuse and rehabilitation of protected structures and their setting. In certain cases, land use zoning restrictions may be relaxed in order to secure the conservation of the protected structure. The Planning Authority will require that all works to protected structures be carried out in accordance with conservation guidelines and best practice and the special interest, character and setting of the building be protected. The development should also be consistent with conservation policies and the proper planning and sustainable development of the area. (HER POL 70)</li> <li>• To protect the historic bridges, railway and roadside features (such as historic milestones, cast-iron pumps and post boxes) and street furniture of Meath (HER POL 72)</li> <li>• To encourage the retention of original windows, doors, renders, roof coverings and other significant features of historic buildings, whether protected or not. (HER POL 73)</li> </ul>
Vernacular Heritage		<ul style="list-style-type: none"> <li>• To encourage the protection, retention, appreciation and appropriate revitalisation of the vernacular heritage of Meath in both the towns and rural areas of the County (HER POL 78)</li> <li>• To preserve the character and setting (e.g. gates &amp; gate piers, courtyards etc.) of vernacular buildings (HER POL 79)</li> <li>• To seek the retention of historic shop fronts and pub fronts as part of the streetscape of the towns and villages of Meath (HER POL 80)</li> <li>• To encourage the appropriate re-use of redundant vernacular farm buildings (HER POL 81)</li> <li>• To discourage the replacement of good quality vernacular buildings with modern structures (HER POL 82)</li> <li>• To assist the retention and development of traditional building skills in Meath (HER POL 83)</li> </ul>
HERITAGE SP 1 To protect the physical		<ul style="list-style-type: none"> <li>• To ensure that development, particularly in sensitive landscapes, adheres to tailored design guidelines. Sensitive landscapes include demesne villages and LCA's identified as being sensitive. (HER POL 84)</li> <li>• To provide adequate protection of views and vistas that contribute to the appreciation of</li> </ul>

	<p>landscape and visual character of the County.</p>	<p>landscape character. (HER POL 85)</p> <ul style="list-style-type: none"> <li>• To maintain scenic vistas and panoramic views from key vantage points and towards key landmarks and features within the landscape. (HER POL 86)</li> <li>• To maintain the visual integrity of sensitive and exceptional - high value areas (HER POL 87)</li> <li>• To encourage the continued sustainable development of rural communities without comprising the physical, environmental, natural and heritage resources of the county. (HER POL 88)</li> <li>• To protect and enhance the visual qualities of rural areas through the sensitive design of necessary development (HER POL 89)</li> </ul>
	<p>HERITAGE SP 2 To protect the historic and archaeological landscapes of the County</p>	<ul style="list-style-type: none"> <li>• To accurately assess and define objectives and policies for the conservation and preservation of all important historic landscapes and their settings in Co Meath whilst ensuring the need to allow public enjoyment of them. (HER POL 90)</li> <li>• To preserve the integrity of the landscape setting of important historic landscape features for the purposes of maintaining unique and unspoilt areas of landscape character, visual amenity and integrity (HER POL 91)</li> <li>• To recognise the contribution that commonplace elements of traditional built development make to local character as well as designated/ special features (HER POL 92)</li> <li>• To encourage restoration of, and sustainable and suitable uses for, historic buildings as part of the essential character of all settlements in County Meath. (HER POL 93)</li> </ul>
	<p>HERITAGE SP 5 To promote the development of tourism in a sustainable manner and encourage the provision of a comprehensive range of tourist facilities, subject to location, siting and design criteria, the protection of environmentally sensitive areas and areas identified as</p>	<ul style="list-style-type: none"> <li>• To maximise the potential tourist value of Meath's diverse range of landscape assets and attractions and identify a hierarchy of sites by interpreting and communicating the landscape character of Meath in a range of accessible media. (HER POL 105)</li> <li>• To ensure that the provision of new or enhanced visitor facilities does not detract from landscape character and are designed to the highest standards. (HER POL 106)</li> <li>• To encourage the reuse of historic buildings and recognise the contribution that these can make to economic development, tourism, education and the aesthetic qualities of landscapes and settlements (HER POL 107)</li> <li>• To protect and enhance the character of existing landscape features, whether man-made or natural which provide viable tourist attractions (HER POL 108)</li> </ul>

	sensitive landscapes and other planning considerations.	
	<p>HERITAGE SP 6</p> <p>To maintain a vibrant and healthy agricultural sector based on the principles of sustainable development whilst at the same time finding alternative employment in or close to rural areas to sustain rural communities</p>	<ul style="list-style-type: none"> <li>• To sustain a viable working rural landscape by maintaining and facilitating agricultural practices that positively contribute to landscape character, value and condition. (HER POL 109)</li> <li>• To encourage sensitive diversification of the rural economy where the decline in traditional agricultural practices is causing a decline in landscape value and condition. Alternative economic activities may include light technology, crafts, green tourism and associated supporting services for such enterprises. Reuse of redundant traditional buildings should form a key part of economic diversification in rural areas, as this will make a positive contribution to landscape character. (HER POL 110)</li> <li>• To develop sustainable graigs focusing on agriculture/rural activities to create vibrant localised economies, which relate directly to their rural landscape setting. (HER POL 111)</li> <li>• In determining an application the Planning Authority shall have regard to the value of a landscape, its importance and sensitivity, such as to ensure the preservation of the uniqueness of a landscape character area, as it pertains to the proper planning and sustainable development (HER POL 112)</li> </ul> <hr/> <ul style="list-style-type: none"> <li>• To protect from inappropriate development the views identified on the Landscape Character Map 05: Visual Amenity and the views and prospects as listed HER POL 113</li> </ul>